

## **Annual Inspection Risk-Based Protocol**

Risk-Based Inspections are approved HUD Making Transitions Work (MTW) initiatives. Effective July, 1 2010, the Oakland Housing Authority began implementation of a Risk-based Housing Quality Standards (HQS) inspection protocol.

Here are the highlights of this new inspection protocol.

- If your property passed the annual inspection the first time we inspected, your next Housing Quality Standards inspection won't be for another 24 months. This is a significant benefit to landlords and tenants for being proactive in maintaining their units.
- If your property failed the first inspection and passed on the second inspection, OHA will come back in 12 months. This is the same annual inspection frequency that we have used in the past. This means there will be no change for most of our Landlords and Program Participants.
- If your property fails two (2) consecutive inspections and comes into compliance on the third inspection, OHA will schedule another new inspection in just six months. These failing properties will be put on a semi-annual inspection schedule for one year.

This is not so much an effort to save money as it is intended to focus inspector sources on properties that have difficulty passing Housing Quality Standards.

The risk-based inspection protocol does not override the current abate/termination process if units fail the second inspection. In addition to our scheduled Risk-Based Inspections, we will inspect when any owner or tenant has a complaint about Housing Quality Standards.